Rise Community Development University of Iowa St. Louis Visit

April 9, 2016

Stephen Acree, President and CEO
Rick Bonasch, Dir. Of Technical Assistance

APPROACH TO COMMUNITY DEVELOPMENT

- Rise uses a community capacity building model to help drive community revitalization. Capacity building activities are data driven and focused based on community and organizational assessments.

- Strategy areas include:

  — CDC Capacity Building

  — Community Capacity Building

  — Community Revitalization

CDC CAPACITY BUILDING

- Many of St. Louis' CDCs have limited staff and financial capacity. Rise helps expand their capacity through technical assistance and training. Rise technical assistance activities include:

  — Board development

  — Financial Management

  — Organizational Strategic Planning

  — Community Engagement

  — Project and Program Planning

  — Outcome Measurement and Program Evaluation

CDC CAPACITY BUILDING

- Rise also uses organizational capacity building as a tool to create more effective, data driven CDC's.

- Rise activities include:

  - Creating maps via GIS

  - Providing/interpreting data

  - Working to implement new technology-based tools

  - Establishing and quantifying performance metrics

COMMUNITY CAPACITY BUILDING

- Rise's Community Capacity Building function creates a catalytic environment in support of community revitalization.

- Rise technical assistance activities include:

  — Community Assessments

  — Neighborhood Planning

  — Building Human Capital, Resident Leadership, Increasing Community Engagement

  — Historic Preservation

  — Outcome Measurement and Program Evaluation

COMMUNITY CAPACITY BUILDING

- Rise also works with organizations and local governments in a consulting role. These organizations routinely need to complete Consolidated Plans, CDBG and HOME performance reports, or grant applications.

- In addition to our expertise in these federal programs, we can provide demographics and other community and economic statistics utilizing Census data, custom datasets, and other sources as needed.

- Clients have been the City of St. Louis, counties and municipalities in the metro area, non-profits, and others.

COMMUNITY REVITALIZATION

- A substantial part of what we do at Rise is real estate development; mainly with residential developments for households making less than the area median income.

- Using GIS data, we are able to better visualize our developments and the areas around them as well as additional data, which may be useful in determining how we move forward with development.

- This is not only a good internal tool for visualization, but is often necessary when we seek additional project funding, tax credits, etc.

HOW RISE USES DATA

- Rise uses data in a variety of ways, both internally and externally, engaging in partnerships with CDCs, government entities, and others.

  — CDC Capacity Building

  — Community Development Consulting

  — Democratization of Data and Data Transparency

  — Real Estate Development

DATA USED IN HUD LEAD REMOVAL GRANT

a) Number of children under the age of six (6) with an elevated blood lead level of 5 µg/dL or above in your proposed target area(s)	
b) Total number of children under the age of six (6) in your proposed target area(s)	
c) Percentage of children under the age of six (6) with an elevated blood lead level of 5 µg/dL or above in your proposed target area(s) [a/b, %]	
d) Source and date (and, if applicable, URL) of your data	

Illinois Lead Program 2014 Annual Surveillance Report

County	Total Number of Children Tested in 2014	Medicaid Eligible Children (%)			Non Medicaid Eligible Children (%)		
		Children Tested Who Were Medicaid-Eligible (%)	Percentage of Medicaid-Eligible Children Tested At		Children Tested Who Were Non-Medicaid-Eligible (%)	Percentage of Non Medicaid-Eligible Children Tested At	
			≥ 10 µg/dL	≥ 5 µg/dL		≥ 10 µg/dL	≥ 5 µg/dL
Illinois	**269,230**	**79.4**	**0.9**	**7.1**	**20.6**	**0.5**	**6.0**
Ogle	408	72.8	1.0	4.4	27.2	1.8	3.6
Peoria	3,886	76.8	2.8	12.2	23.2	1.4	4.3
Perry	331	84.9	0.4	2.5	15.1	0.0	2.0
Piatt	181	55.2	2.0	5.0	44.8	0.0	1.2
Pike	281	82.6	0.4	6.5	17.4	0.0	2.0

DEMOCRATIZATI0N OF DATA

- This involves taking data we have available and making it more accessible to the public. This is done through special projects we make public, trainings, workshops and public advocacy.

- One of our more high-profile public projects is the Neighborhood Data Gateway, located online at datagateway.org

DATAGATEWAY.ORG SCREENSHOT
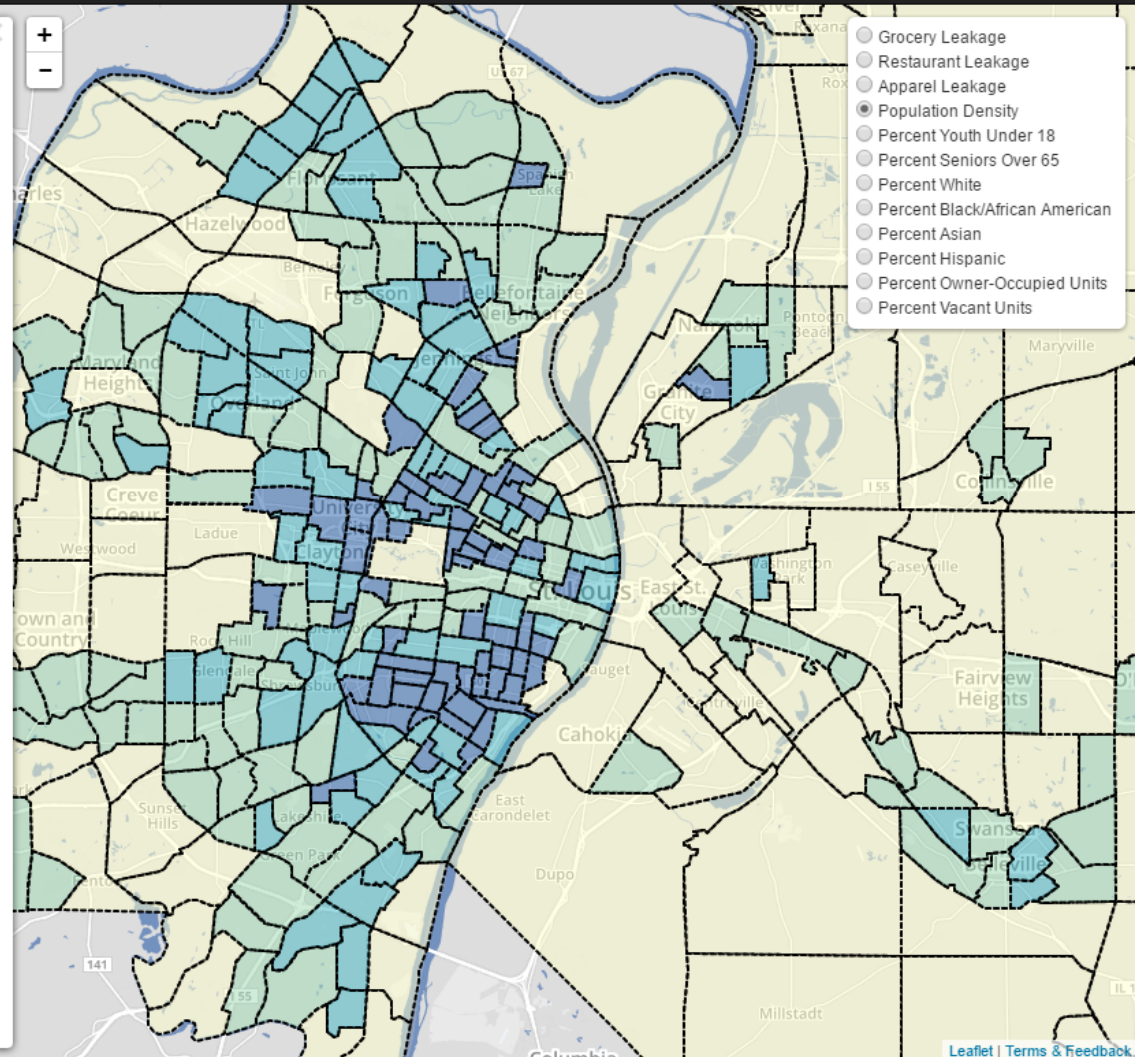
ORGANIZATIONAL CAPACITY BUILDING

McKINSEY MODEL
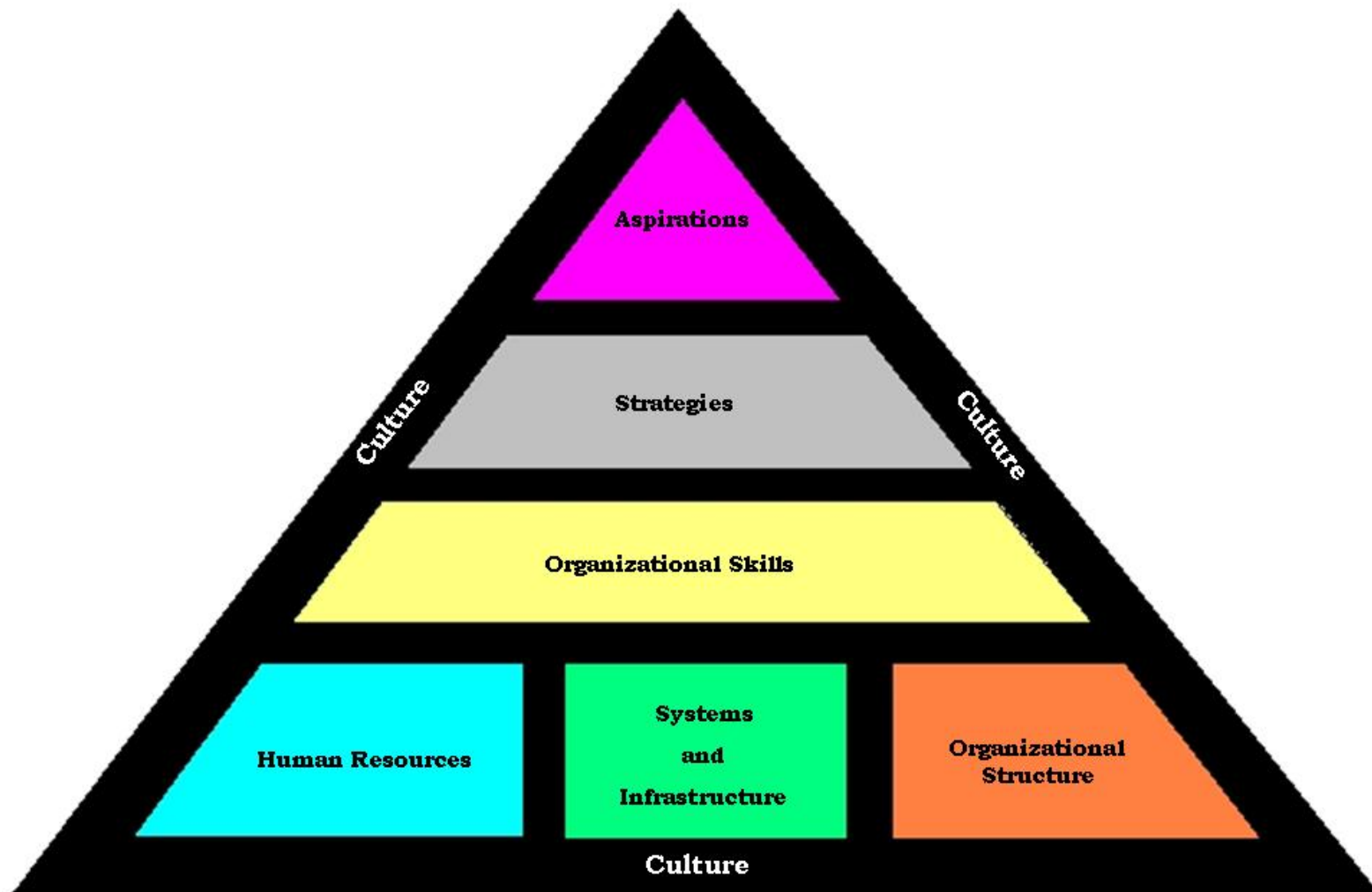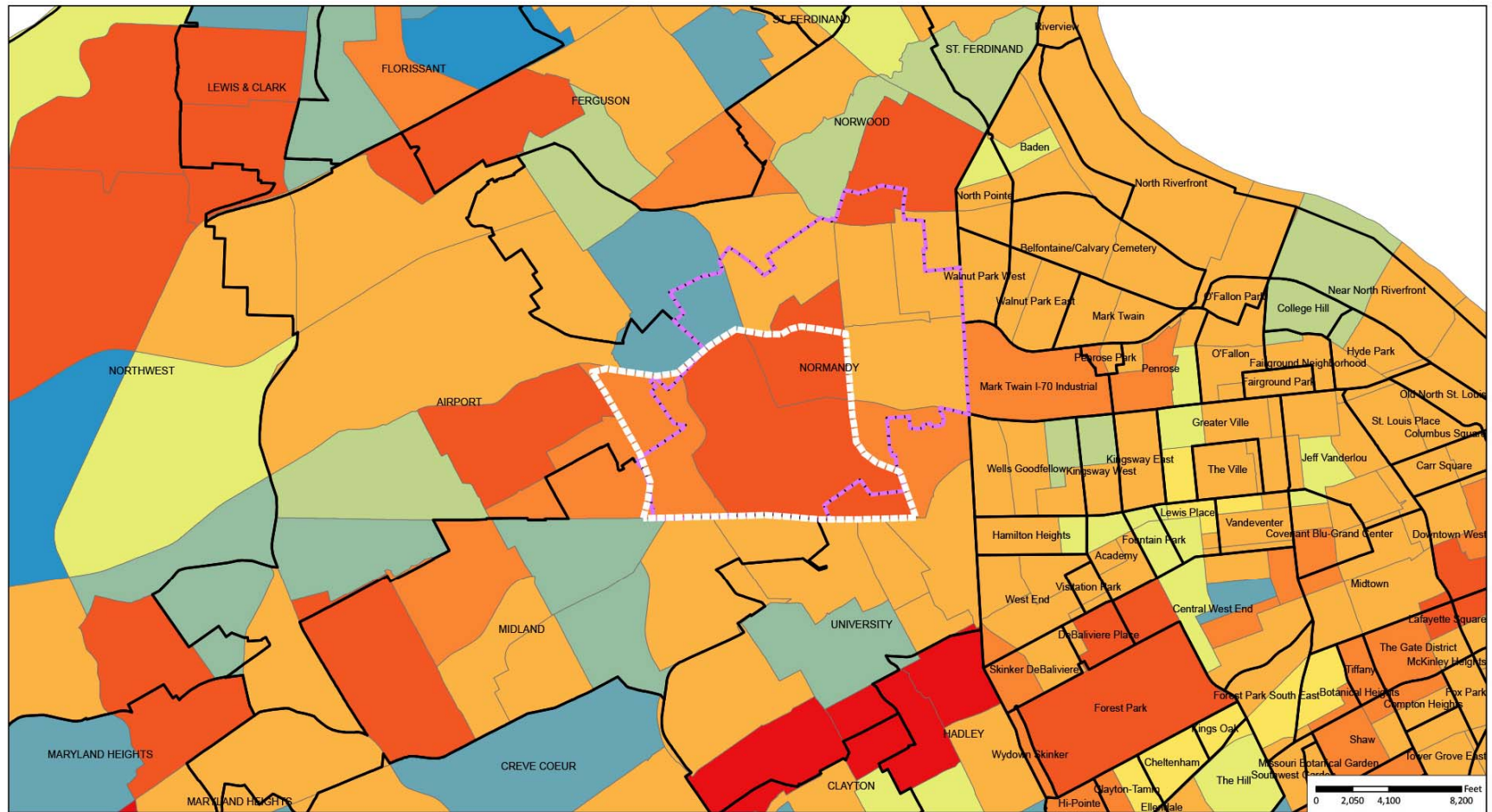
CURRENT & RECENT ENGAGEMENTS

- *University Square CDC*
  - Organizational Strategic Planning

- *Tower Grove Neighborhoods CDC*
  - Organizational Strategic Planning, Business Planning

- *Spanish Lake CDC*
  - Organizational Strategic Planning
  - Housing Development Planning
  - Administrative Management

- *St. Louis County Youthbuild*
  - CHDO Certification
  - Affordable Housing Development Planning

RECENT TA FOR UNIVERSITY SQUARE CDC

University Square Area Grocery Leakage

($229,646,530.87) - ($138,051,798.13)	($28,004,348.35) - ($11,640,144.95)	$0.01 - $6,067,821.90	$10,900,525.43 - $14,170,426.32
($138,051,798.12) - ($52,034,948.20)	($11,640,144.94) - ($1,962,301.86)	$6,067,821.91 - $8,401,606.67	
($52,034,948.19) - ($28,004,348.36)	($1,962,301.85) - $0.00	$8,401,606.68 - $10,900,525.42	

Map developed 03/14/2016 by John Cruz johnc@risestl.org

RECENT TA FOR LEMAY HOUSING

Lemay Home Repair
2010 - 2015 - Area Focus
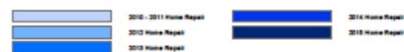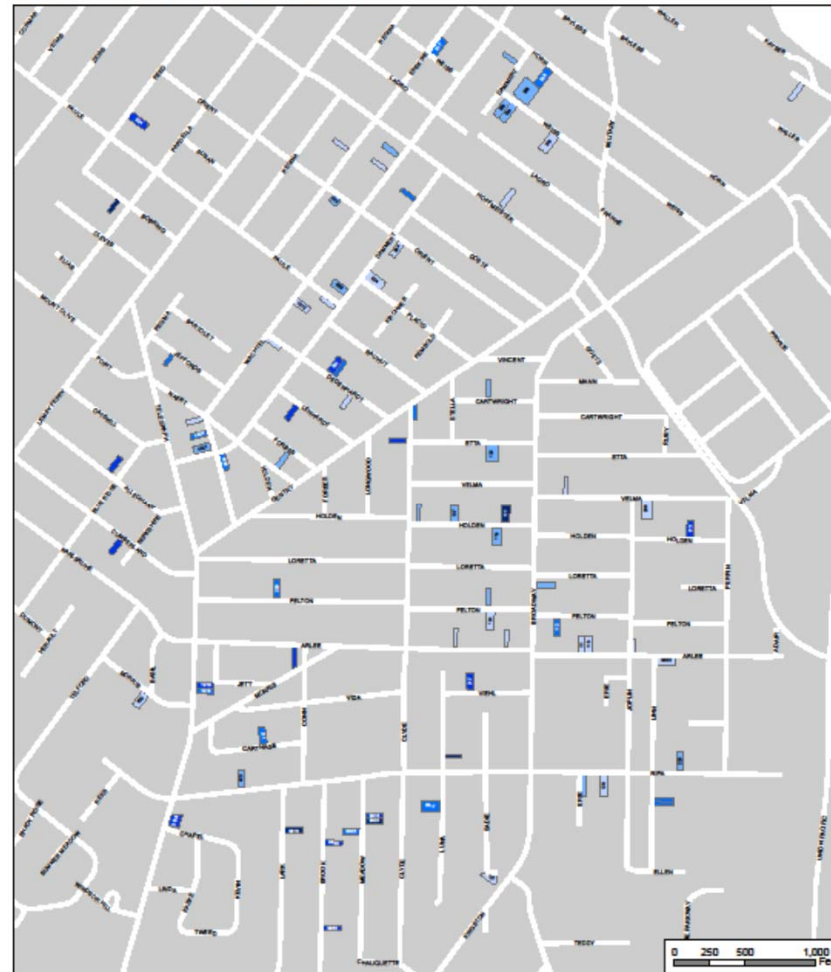
CONNECTING CDC
TECHNICAL ASSISTANCE
AND
COMMUNITY REVITALIZATION

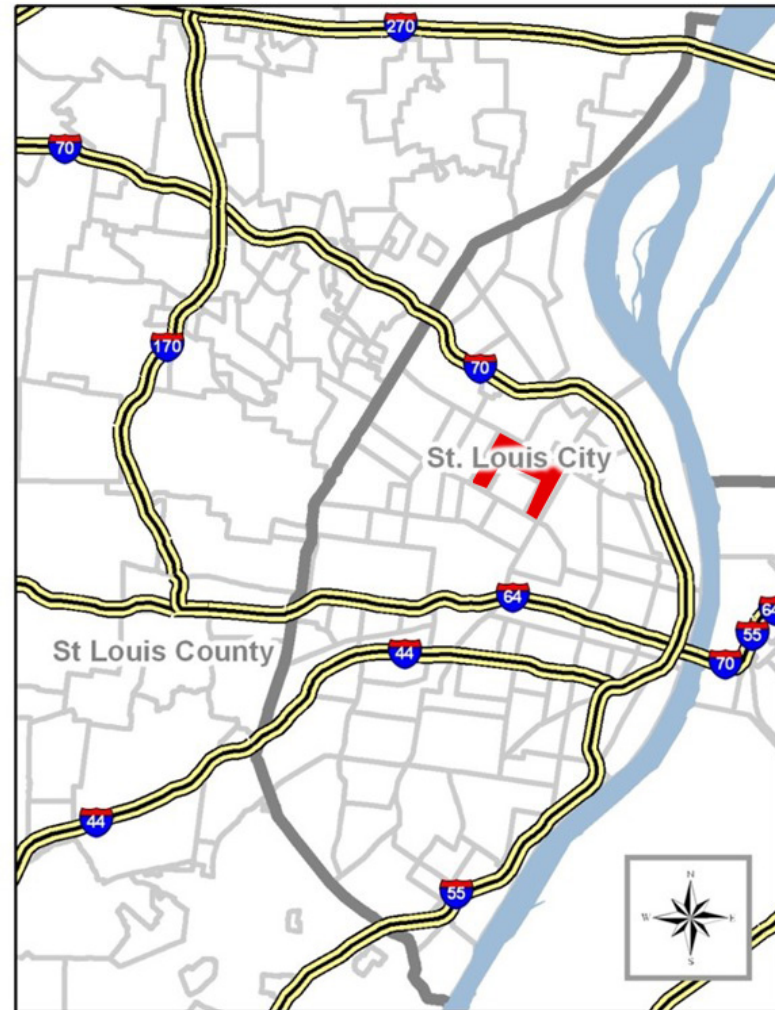# THE GREATER VILLE NEIGHBORHOOD

Capacity Building

- Collaborative
- Strategic Planning
- Program TA

Real Estate Development

- St. Ferdinand 2
- New and Rehab For-Sale

OLD NORTH ST. LOUIS NEIGHBORHOOD

Capacity Building

- Collaborative
- Strategic Planning
- Transition Planning

Real Estate Development

- N. Market Place Homes
- C.O.N.E.C.T. St. Louis
- Crown Square

Old North St. Louis
Parcel Owners South of Market Street

Legend:
- Board of Education
- City of St. Louis
- State of Missouri
- LRA
- Bristol Place LLC
- Metro Parks and Recreation
- Murphy Blair Associates
- NLB LLC
- Northside Regeneration
- ONSLRG
- Polish National Church
- Sunshine Ministries

0   255   510   1,020 Feet

FOREST PARK SOUTHEAST NEIGHBORHOOD

Capacity Building

- Collaborative
- Strategic Planning
- Transition Planning

Real Estate Development

- Park East I (Rental)
- Park East II (For-Sale)
- C.O.N.E.C.T. St. Louis (Rental)
- Adams Grove (Rental)

FOREST PARK SOUTHEAST TIMELINE

Joint HUD Community Development Grant— FPSEDC and WUMCRC — provided resources for WUMCRC property acquisitions in neighborhood

City Community Development Agency sought and gained approval from HUD to designate FPSE as a "Neighborhood Revitalization Strategy Area."

FPSE designated a Sustainable Neighborhood by the Sustainable Neighborhoods Initiative.

Rise started working with FPSEDC, assisting them with organizational strategic planning and providing technical assistance in the preparation of a National Register historic district nomination

Financing closed on Park East I—LIHTC and historic tax credit rehab of 24 buildings with 73 affordable rental units

Financing closed on Park East II— historic tax credit rehab of 11 market rate homes

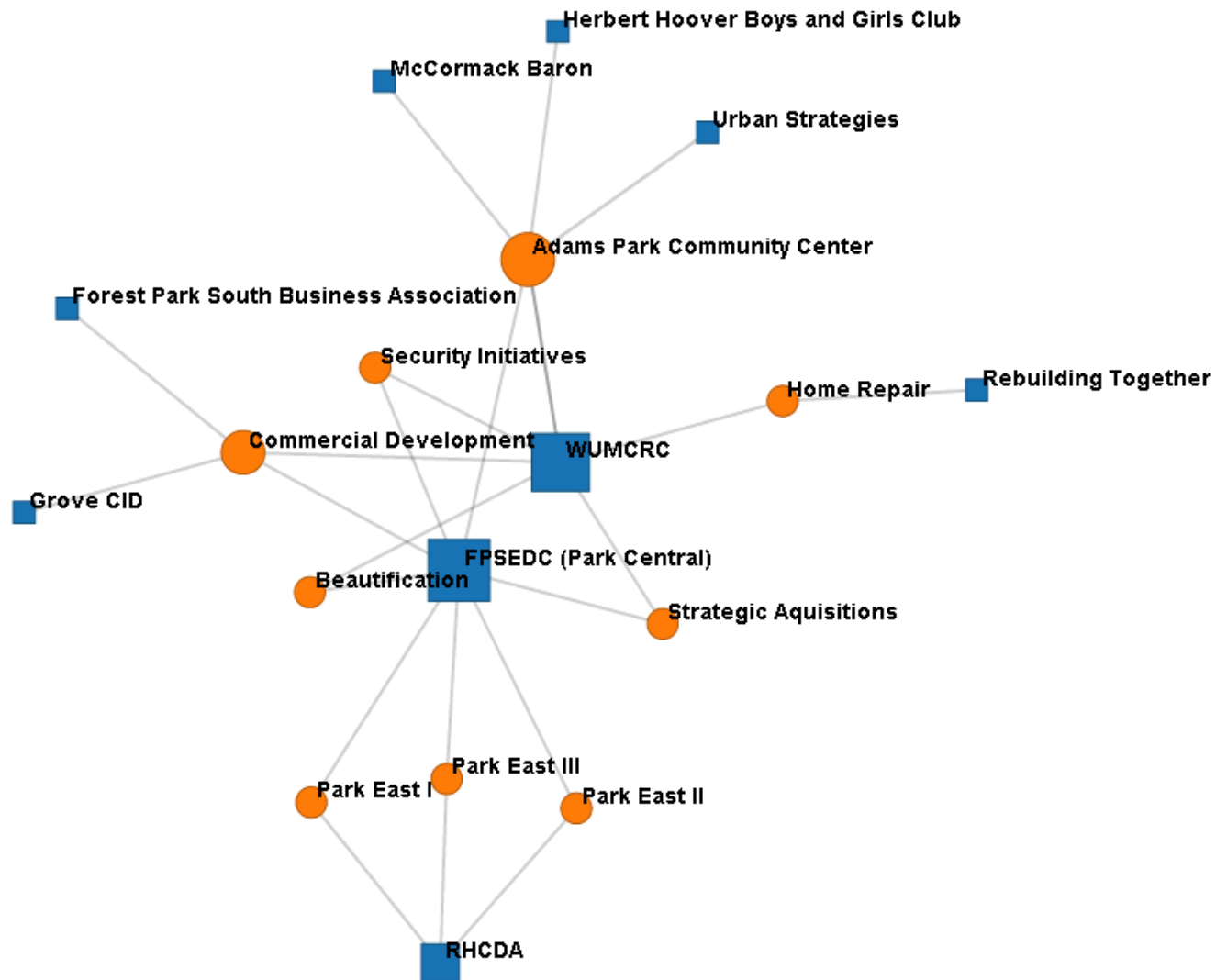Financing closed on C.O.N.E.C.T.— LIHTC and historic tax credit rehab of 27 rental units

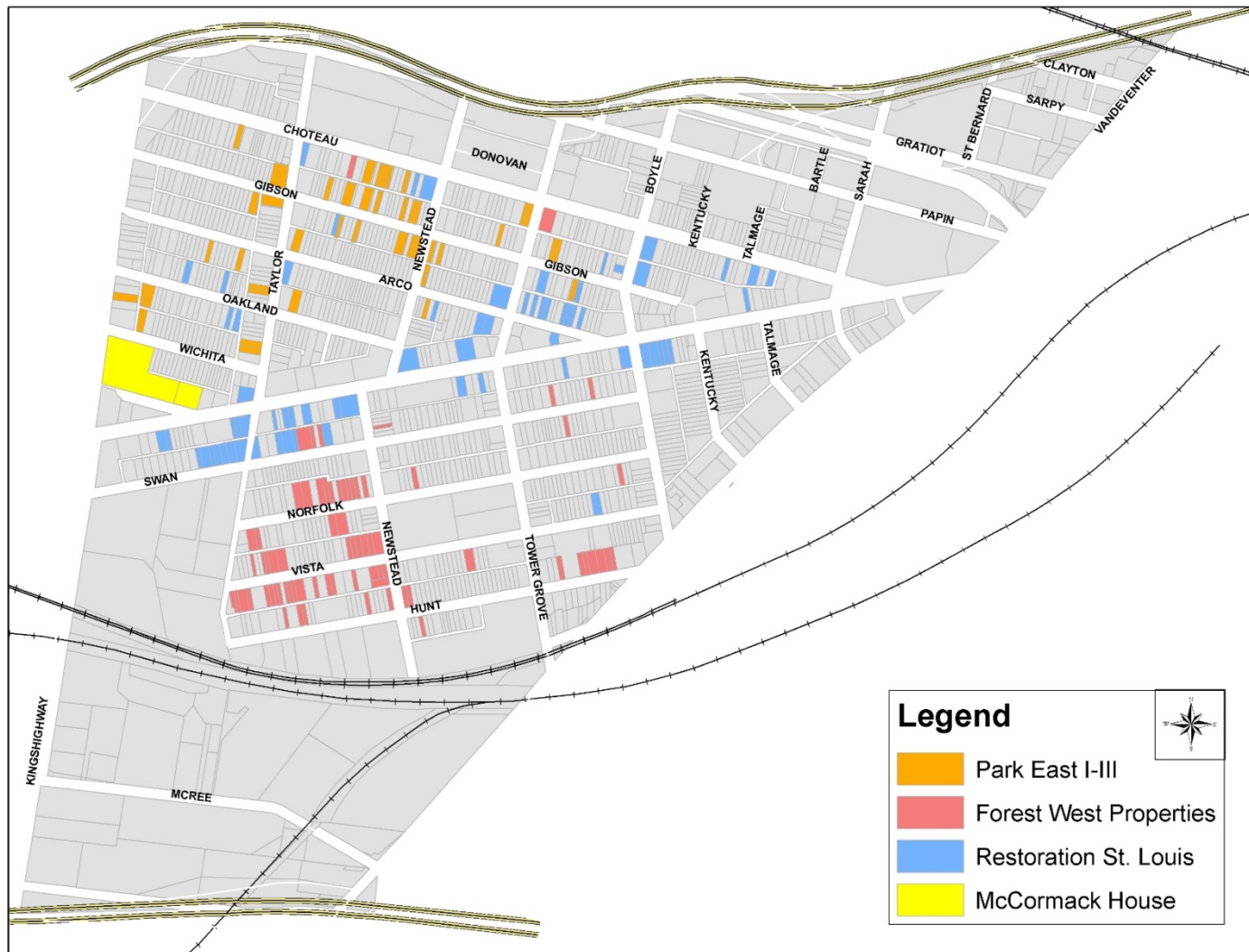| 1995 | 1998 | 1999 | 2001 | 2003 | 2007 |

ORGANIZATIONAL DEVELOPMENT— NETWORK CAPACITY PRE-TA
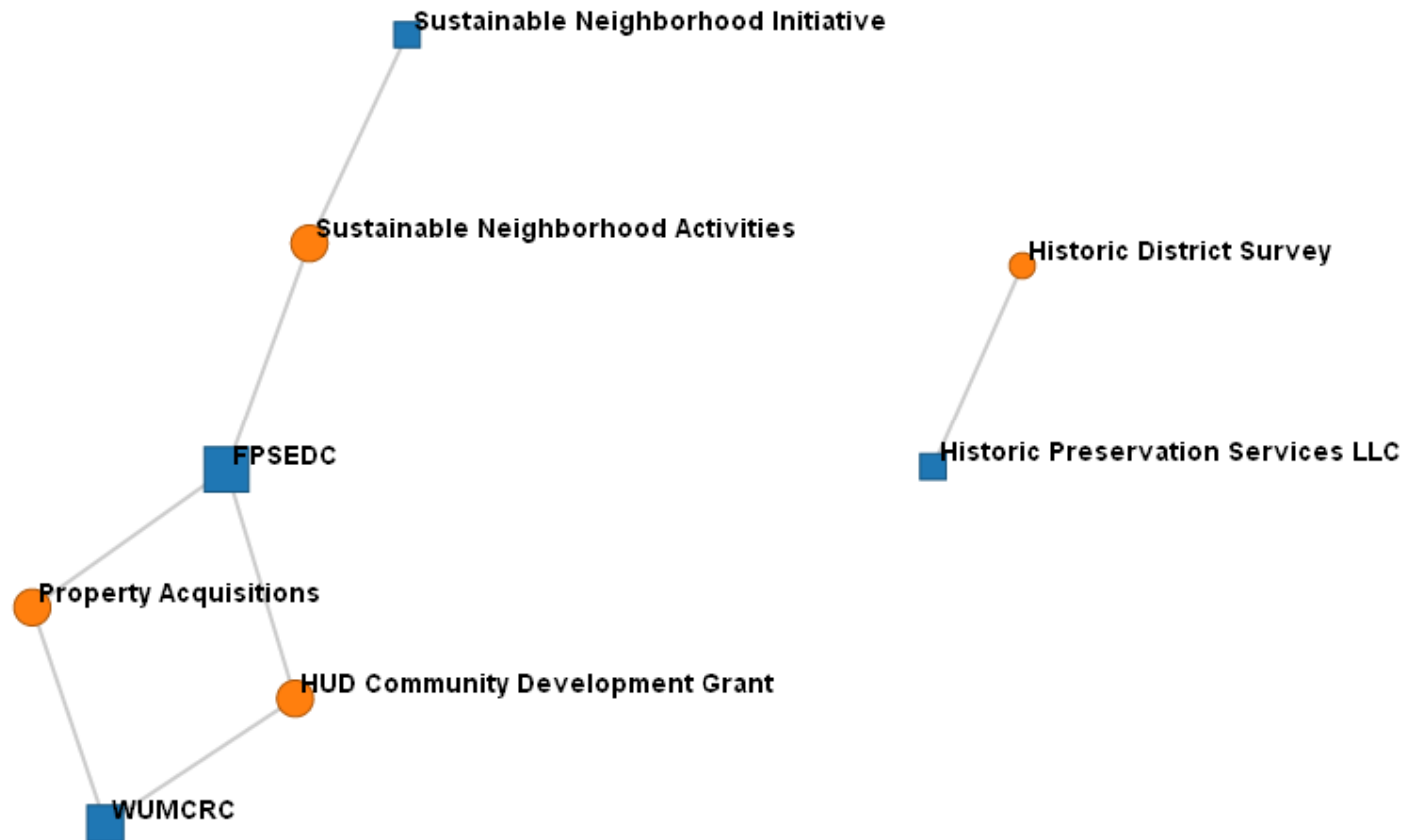
ORGANIZATIONAL DEVELOPMENT— NETWORK CAPACITY POST-TA

FPSE DEVELOMENTS PRE-ADAMS GROVE

UPCOMING DEVELOPMENT: ADAMS GROVE

Adams Grove Site Location

Adams Grove site Parcels
WashU RFP Parcels
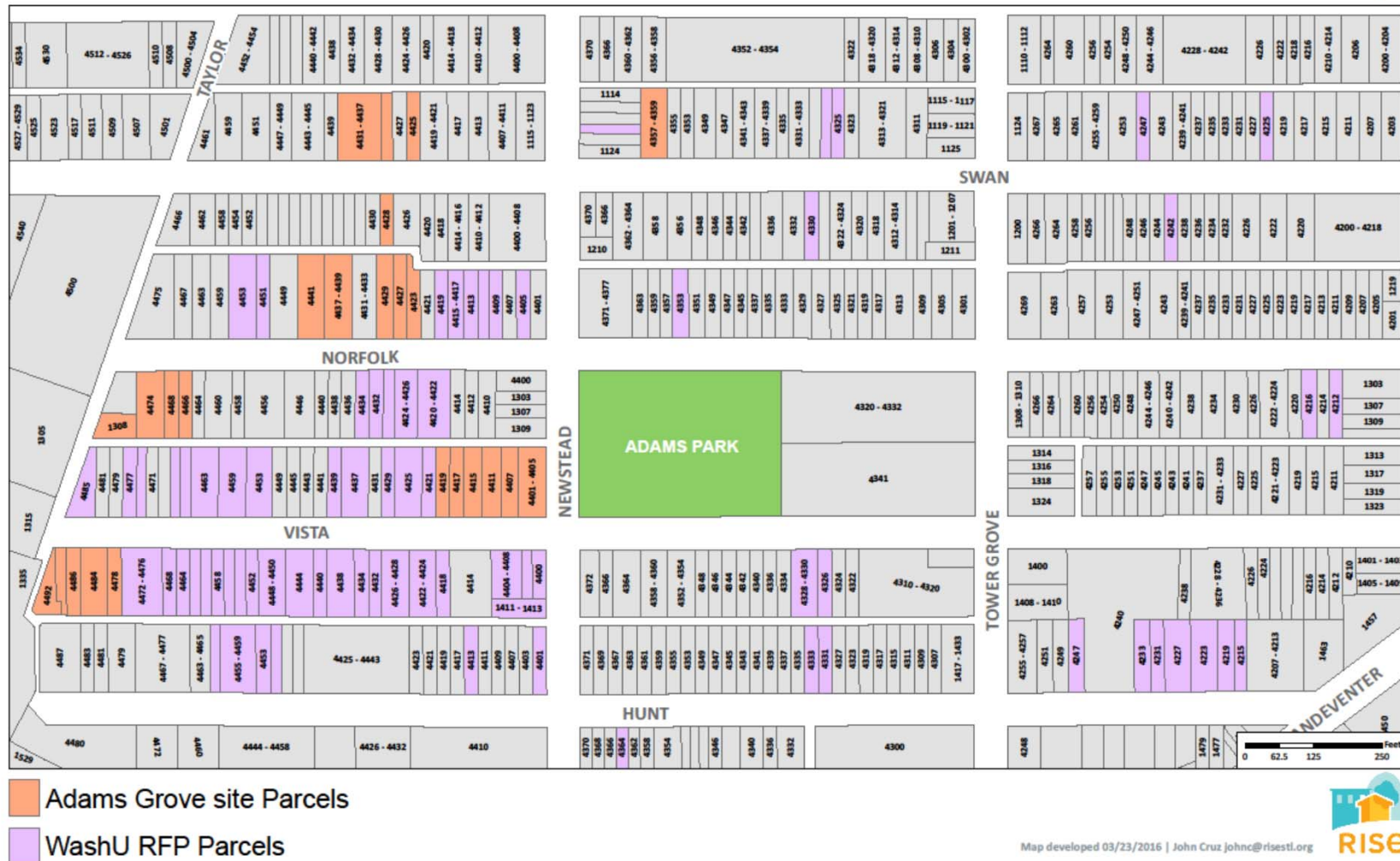
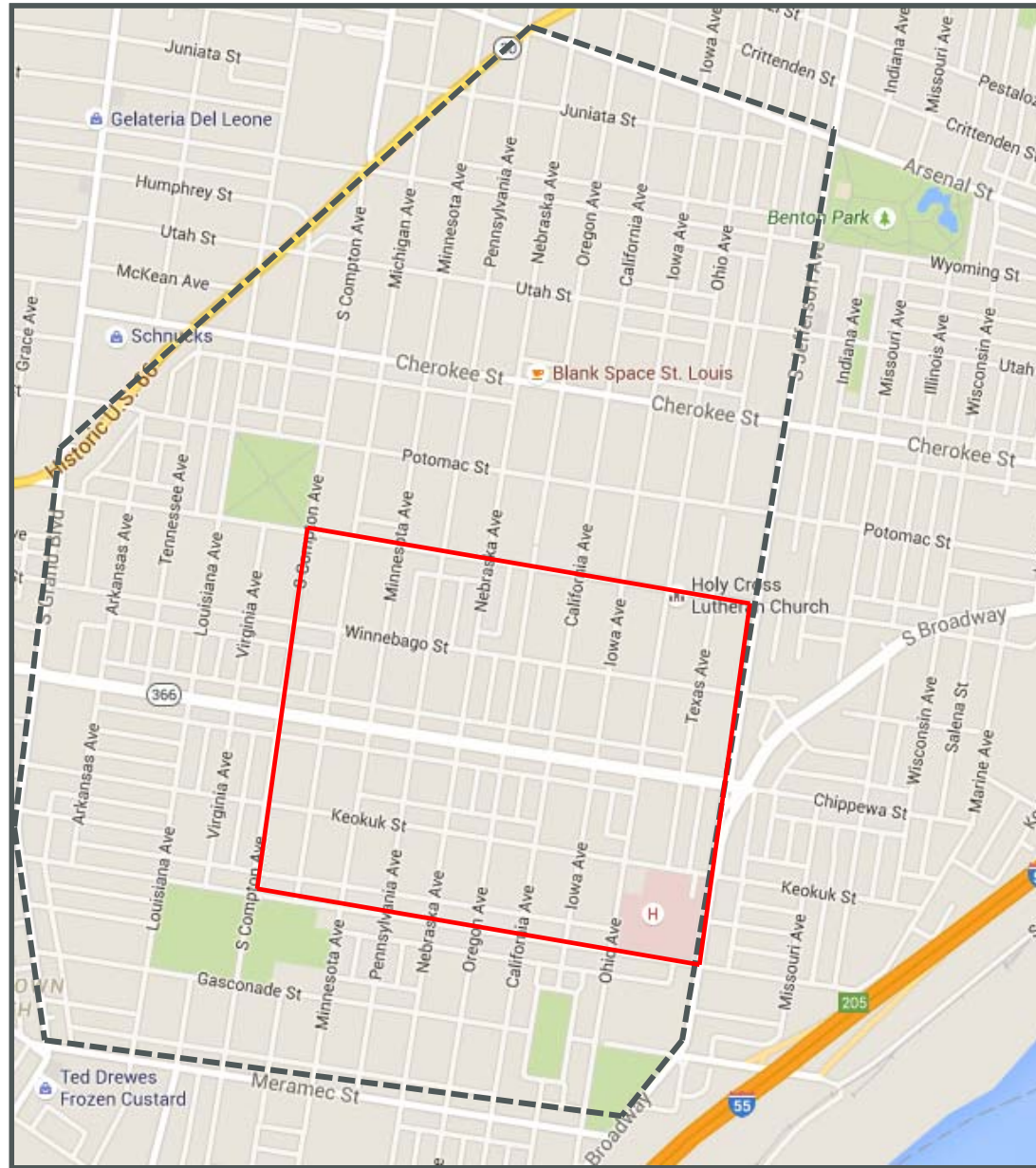Map developed 03/23/2016 | John Cruz johnc@risestl.org

COMMUNITY REVITALIZATION CASE STUDY CHIPPEWA PARK

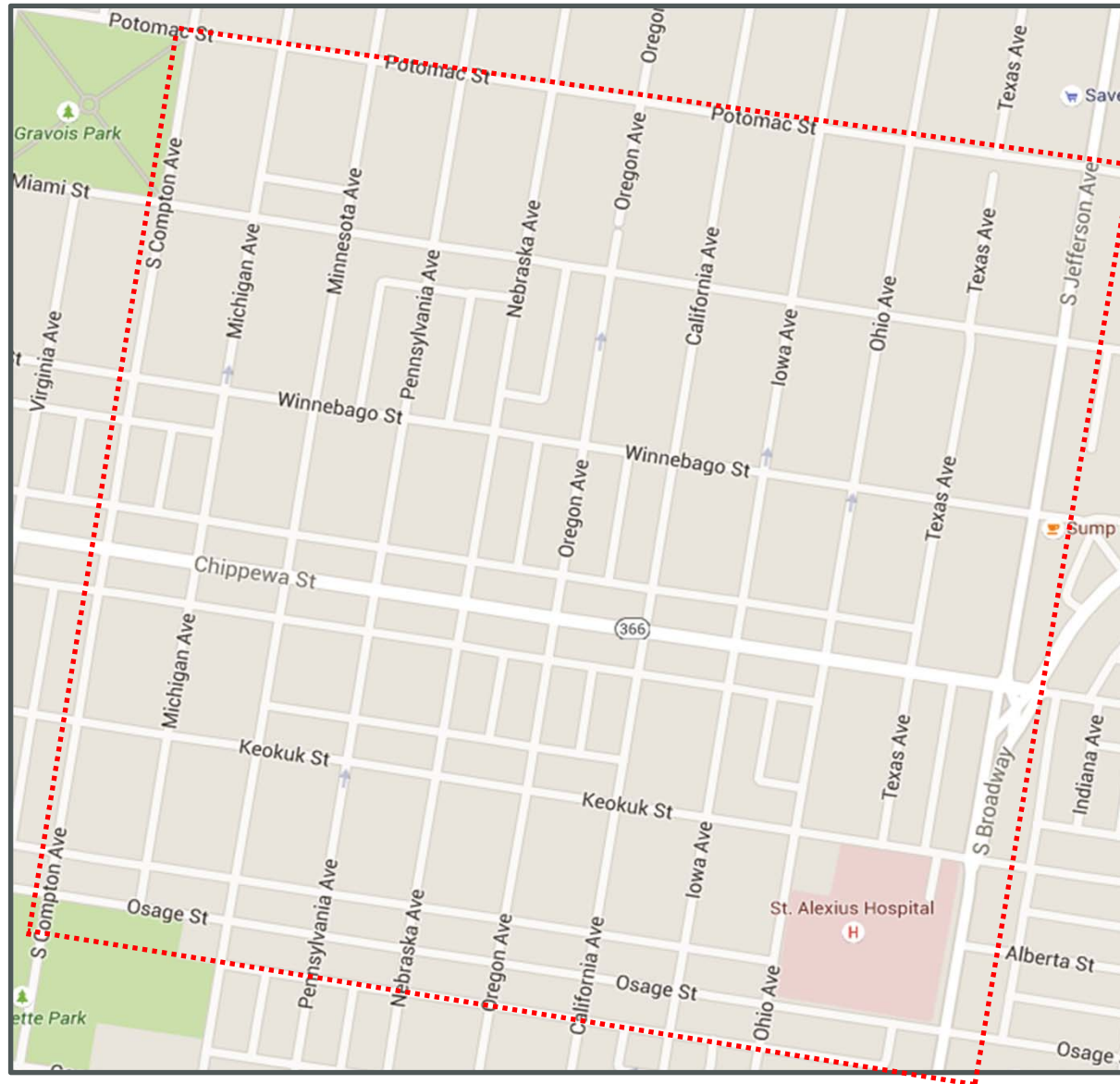*Data driven strategy: community assessments influencing physical development*
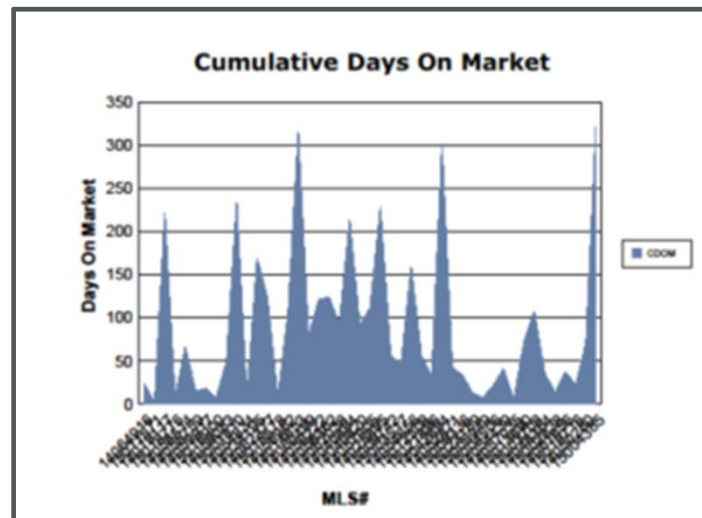
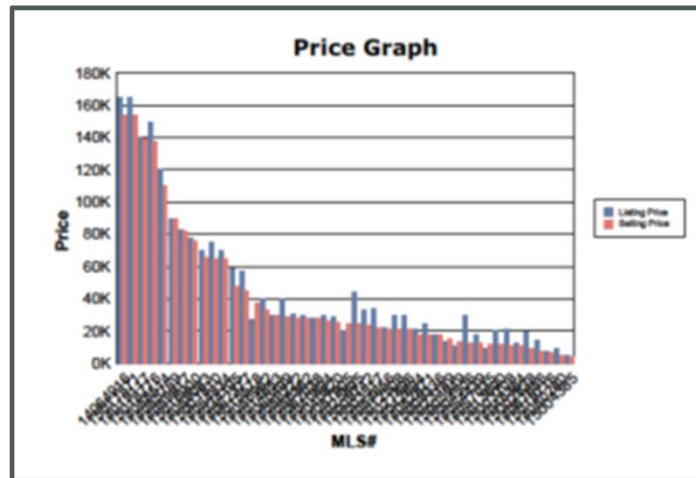# WEDGE AREA
COMMUNITY ASSESSMENT
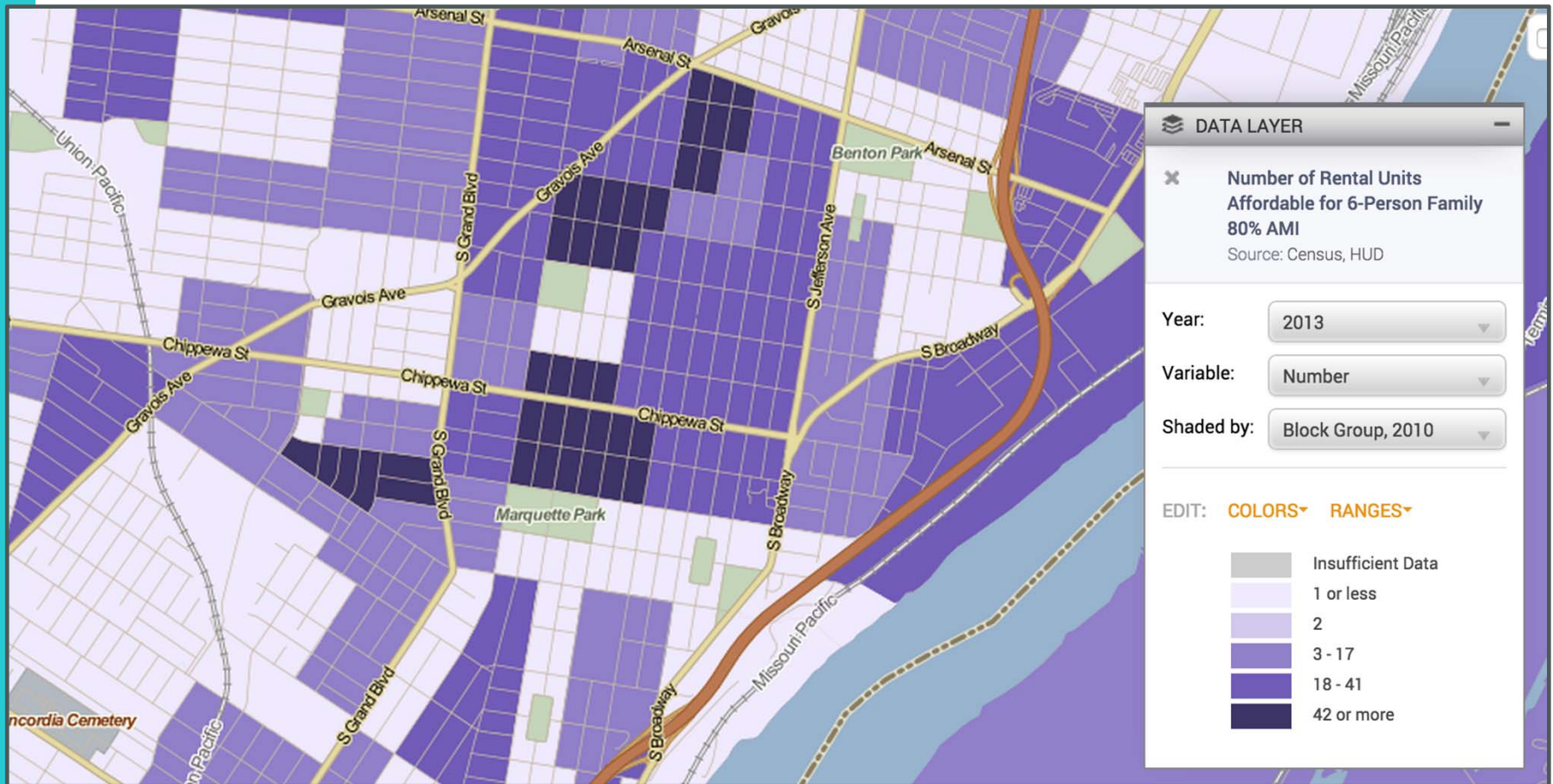
Community Assessment Area

Development Project Area

For Sale Homes:
Real Estate Sales: Last 240 days

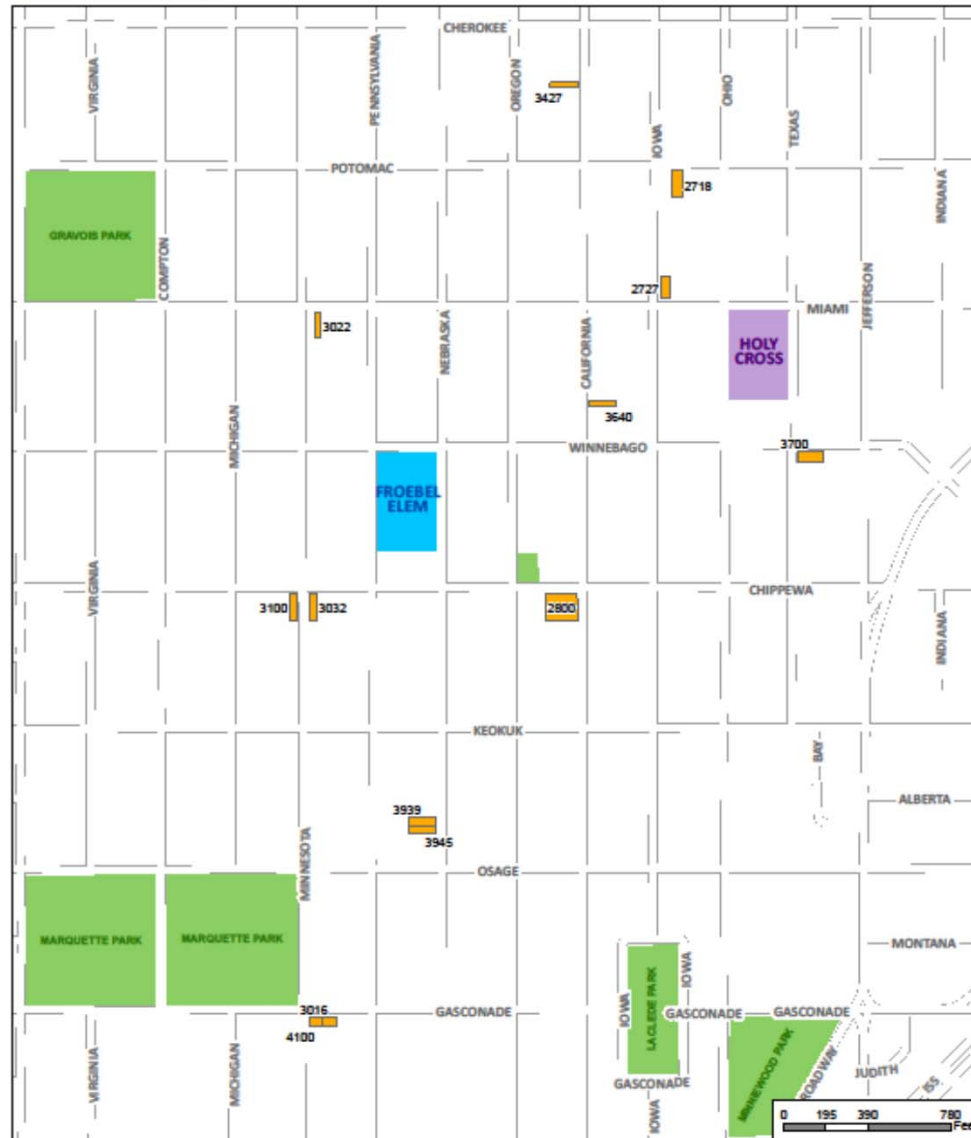# Subsidized Housing:
Number of 80% AMI Rental Units for 3bd+

Target Properties

Commercial   Live Work   LRA Owned Properties

Educational   Residential

Map developed 6/23/2015

RISE

REAL ESTATE DEVELOPMENT
CASE STUDY
CHIPPEWA PARK

Chippewa Park
Site Location

N

Street labels (map)
CHEROKEE
VIRGINIA · PENNSYLVANIA · OREGON · IOWA · OHIO · TEXAS · INDIANA
POTOMAC
GRAVOIS PARK · COMPTON · NEBRASKA · CALIFORNIA · MIAMI · JEFFERSON
HOLY CROSS
MICHIGAN · WINNEBAGO
FROEBEL ELEM
VIRGINIA · CHIPPEWA · INDIANA
KEOKUK · BAY
ALBERTA
MINNESOTA
OSAGE · MONTANA
MARQUETTE PARK · MARQUETTE PARK
GASCONADE · IOWA · LACLEDE PARK · GASCONADE · GASCONADE
VIRGINIA · MICHIGAN · IOWA · MINNEWOOD PARK · BROADWIN · JUDITH

Site numbers: 3427, 2718, 2727, 3022, 3640, 3700, 3100, 3032, 2800, 3939, 3945, 3016, 4100

Scale: 0 195 390 780 Feet

Legend
- Chippewa Park
- Parks and Greenspace

RISE